

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 94-46 (as amended)

Introduced by Council President Wilson
Legislative Day No. 94-16 Date May 24, 1994

AN ACT to add new Section 267-24.1, Requirements for Deck Accesses, to Article V, Supplementary Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for the construction of accesses for decks under certain circumstances; and generally relating to decks.

By the Council, May 24, 1994
Introduced, read first time, ordered posted and public hearing scheduled
on: June 21, 1994
at: 6:30 p.m.
By Order: James D. Vannoy, Acting Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 21, 1994, and concluded on, June 21, 1994

James D. Vannoy
Acting Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By The County Council of Harford County, Maryland, That Section 267-24.1, Requirements for Deck Accesses, be, and it is hereby, added to Article V, Supplementary Regulations, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended, to read as follows:

Chapter 267. Zoning.

Part 1. Standards.

Article V. Supplementary Regulations.

SECTION 267-24.1. REQUIREMENTS FOR DECK ACCESSSES.

NO SINGLE FAMILY DWELLING OR TOWNHOUSE DWELLING SHALL BE ORIGINALLY CONSTRUCTED WITH ~~A DOOR FOR AN~~ ABOVE GROUND LEVEL DOOR THAT PROVIDES ACCESS TO A REAR YARD DECK OR PORCH UNLESS:

A. A DECK OR PORCH IS CONSTRUCTED AT THE TIME THE DWELLING IS ~~CONSTRUCTED;~~ CONSTRUCTED; OR

~~B. THE LOT ON WHICH THE DWELLING IS LOCATED HAS SUFFICIENT FOOTAGE TO ALLOW CONSTRUCTION OF A DECK WITHIN THE SPECIFIED REQUIREMENTS OF SECTION 267-23C(1)(6) OF THIS CHAPTER;~~
OR

~~C. A VARIANCE FOR CONSTRUCTION OF A DECK IS OBTAINED PRIOR TO THE CONSTRUCTION OF THE DWELLING.~~

B. THE BUILDER SIGNS AND SUBMITS WITH THE BUILDING PERMIT APPLICATION A STATEMENT THAT THE LOT ON WHICH THE DWELLING IS LOCATED HAS SUFFICIENT FOOTAGE TO PERMIT, WITHOUT THE GRANTING OF A VARIANCE, CONSTRUCTION OF A DECK OR PORCH THAT HAS A MINIMUM DEPTH INTO THE REAR YARD OF 10 FEET AND THAT HAS A MINIMUM SQUARE FOOTAGE OF 80 FEET.

1 Section 2. And Be It Further Enacted, That this Act shall take
2 effect 60 calendar days from the date it becomes law.

3 EFFECTIVE: September 19, 1994
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HARFORD COUNTY BILL NO. 94-46 (as amended)

(Brief Title) Requirements for Deck Access

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James D. Vannoy
Acting Secretary
of the Council

Robert D. Bibo
President of the Council

Date July 7, 1994

Date July 7, 1994

BY THE COUNCIL

Read the third time.

Passed: LSD 94-21 (July 7, 1994)

Failed of Passage: _____

By Order

James D. Vannoy
Acting Secretary

Sealed with the County Seal and presented to the County Executive for approval this 11th day of July, 1994 at 3:00 p.m.

James D. Vannoy
Acting Secretary

BY THE EXECUTIVE

Cullen N. Rehmann
COUNTY EXECUTIVE

APPROVED: Date July 19, 1994

BY THE COUNCIL

This Bill (No. 94-46, as amended), having been approved by the Executive and returned to the Council, becomes law on July 19, 1994.

James D. Vannoy
Acting Secretary

EFFECTIVE DATE: September 19, 1994